128.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	990,300 /	990,300
					USE VALUE:	990,300 /	990,300
					ASSESSED:	990,300 /	990,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATEVOSIAN ARAXY D--ETAL
Owner 2:	TUFANKJIAN ROSE
Owner 3:	
Street 1:	19 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2901 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	506,300	4,900	479,100	990,300
Total Card	0.137	506,300	4,900	479,100	990,300
Total Parcel	0.137	506,300	4,900	479,100	990,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.35 | /Parcel: 341.35

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82733
GIS Ref	
GIS Ref	
Insp Date	05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	506,300	4900	5,962.	479,100	990,300		Year end	12/23/2021
2021	104	FV	483,100	4900	5,962.	479,100	967,100		Year End Roll	12/10/2020
2020	104	FV	483,300	4900	5,962.	479,100	967,300	967,300	Year End Roll	12/18/2019
2019	104	FV	374,100	4900	5,962.	449,100	828,100	828,100	Year End Roll	1/3/2019
2018	104	FV	374,100	4900	5,962.	371,300	750,300	750,300	Year End Roll	12/20/2017
2017	104	FV	350,700	4900	5,962.	341,400	697,000	697,000	Year End Roll	1/3/2017
2016	104	FV	350,700	4900	5,962.	311,400	667,000	667,000	Year End	1/4/2016
2015	104	FV	312,400	4900	5,962.	305,400	622,700	622,700	Year End Roll	12/11/2014

!9994!

PRINT

Date	Time
12/30/21	09:55:14

LAST REV

Date	Time
06/12/18	15:45:14
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8866-308		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82733
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1446	Insulate	3,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
11/7/2008	Meas/Inspect	189	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02393162
Const Adj.:	0.97320020
Adj $ / SQ:	179.368
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733833
Depreciation:	227488
Depreciated Total:	506345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

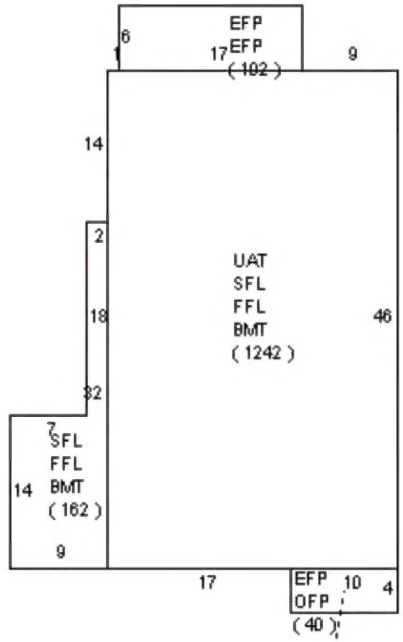
No Unit	RMS	BRS	FL
1	6	2	1
1	8	2	
Totals			
2	14	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.37
Special Features:	0	Val/Su Net:	105.33
Final Total:	506300	Val/Su SzAd	180.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	53.810	75,550
FFL	First Floor	1,404	179.370	251,833
SFL	Second Floor	1,404	179.370	251,833
UAT	Upper Attic	311	87.890	27,290
EFP	Enclos Porch	244	37.350	9,114
OFP	Open Porch	40	42.820	1,713

Net Sketched Area:	4,807			Total:	617,333
Size Ad	2808	Gross Area	5738	FinArea	2901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

128.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X21	A	AV	1925	21.61	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900